025.0	0005	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,014,200 /	1,014,200
					USE VALUE:	1,014,200 /	1,014,200
					ASSESSED:	1,014,200 /	1,014,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VIOLA FRANCES/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	40 WINDSOR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VIOLA FRANCES -
Owner 2:	-
Street 1:	40 WINDSOR ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 3378 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	558,200		456,000	1,014,200
Total Card	0.115	558,200		456,000	1,014,200
Total Parcel	0.115	558,200		456,000	1,014,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.24 | /Parcel: 300.2

Legal Description

User Acct

16752

GIS Ref

GIS Ref

Insp Date

07/29/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 025.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	558,400	0	5,000.	456,000	1,014,400	1,014,400	Year End Roll	12/18/2019
2019	104	FV	418,000	0	5,000.	484,500	902,500	902,500	Year End Roll	1/3/2019
2018	104	FV	418,000	0	5,000.	353,400	771,400	771,400	Year End Roll	12/20/2017
2017	104	FV	392,600	0	5,000.	307,800	700,400	700,400	Year End Roll	1/3/2017
2016	104	FV	392,600	0	5,000.	262,200	654,800	654,800	Year End	1/4/2016
2015	104	FV	351,300	0	5,000.	256,500	607,800	607,800	Year End Roll	12/11/2014
2014	104	FV	351,300	0	5,000.	210,900	562,200	562,200	Year End Roll	12/16/2013
2013	104	FV	365,000	0	5,000.	200,600	565,600	565,600		12/13/2012

!2061!

PRINT

Date	Time
12/10/20	17:34:03

LAST REV

Date	Time
11/06/20	11:31:16

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2061

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VIOLA FRANCES,	75872-474	1	10/13/2020	Convenience	1	No	No		
VIOLA SALVATORE	75872-472	1	10/13/2020	Convenience	1	No	No		
	10094-322		8/7/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/24/2009	Meas/Inspect	372	PATRIOT
10/11/1999	Meas/Inspect	264	PATRIOT
8/11/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	16752
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07682920
Const Adj.:	0.98000199
Adj $ / SQ:	179.400
Other Features:	134000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	685760
Depreciation:	127551
Depreciated Total:	558208

COMMENTS

1/2 BATH IN BMT NON FUNC, RECK 2000, PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

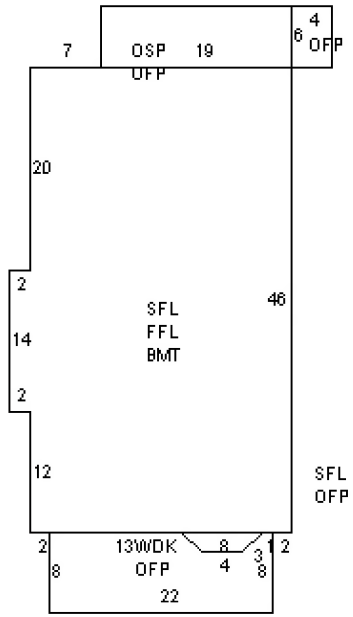
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.40
Special Features:	0	Val/Su Net:	130.54
Final Total:	558200	Val/Su SzAd	226.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,236	179.400	221,739
BMT	Basement	1,224	80.060	97,990
FFL	First Floor	1,224	179.400	219,586
OFP	Open Porch	314	21.320	6,694
WDK	Deck	164	11.860	1,944
OSP	Screen Porch	114	33.390	3,806

Net Sketched Area:	4,276			Total:	551,759
Size Ad	2460	Gross Are	4276	FinArea	3378

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

025.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	